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0004

0005.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

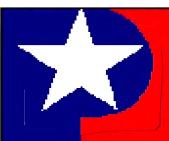
981,800 / 981,800

USE VALUE:

981,800 / 981,800

ASSESSED:

981,800 / 981,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		FARMER'S CIR, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	OPPEDISANO PASQUALE
Owner 2:	OPPEDISANO ELIZABETH
Owner 3:	

Street 1: 5 FARMERS CIRCLE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: COLONIAL RIDGE LLC -

Owner 2: -

Street 1: 505 MIDDLESEX TURNPIKE

Twn/City: BILLERICA

St/Prov: MA Cntry

Postal: 01821

## NARRATIVE DESCRIPTION

This parcel contains .219 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2002, having primarily Clapboard Exterior and 2117 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9533	Sq. Ft.	Site			0	70.	0.70	5			Shape	-5					469,487						469,500	Narrow lot

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9533.000	512,300		469,500	981,800		220106
							GIS Ref
							GIS Ref
							Insp Date
							04/29/09

Residential CARD ARLINGTON

Total Card / Total Parcel

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Total AC/HA: 0.21885

Total SF/SM: 9533

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 469,487

Spl Credit

Total: 469,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 6	- Colonial			Full Bath: 1	Rating: Good	PDAS, OF = XTRA SINK.																			
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																				
Foundation: 1	- Concrete			A 3QBth	Rating:																				
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good																				
Prime Wall: 2	- Clapboard			A HBth:	Rating:																				
Sec Wall:			%	OthrFix:	Rating:																				
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																					
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good																				
Color: GRAY				A Kits:	Rating:																				
View / Desir:				Frl: 2	Rating: Good																				
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																				
				<b>CONDOS INFORMATION</b>																					
				Location:																					
				Total Units:																					
				Floor:																					
				% Own:																					
				Name:																					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																					
				Phys Cond: GD - Good	6.2 %																				
				Functional:	%																				
				Economic:	%																				
				Special:	%																				
				Override:	%																				
				Total:	6.2 %																				
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>																					
				Basic \$ / SQ: 130.00																					
				Size Adj.: 1.14598489																					
				Const Adj.: 0.99989998																					
				Adj \$ / SQ: 148.963																					
				Other Features: 113666																					
				Grade Factor: 1.10																					
				NBHD Inf: 1.00000000																					
				NBHD Mod:																					
				LUC Factor: 1.00																					
				Adj Total: 546133																					
				Depreciation: 33860																					
				Deprecated Total: 512273																					
<b>MOBILE HOME</b>				Make:			Model:			Serial #:			Year:			Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 080.0-0004-0005.A																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N	Total Yard Items:			Total Special Features:															Total:						